



barnard marcus

**Camborne Road, Sutton SM2 6RF**



**welcome to**

## **Camborne Road, Sutton**

Set on a residential road in Sutton, this well-presented two bedroom end of terrace house offers an easy, modern layout with excellent natural light and a great balance of indoor/outdoor space.

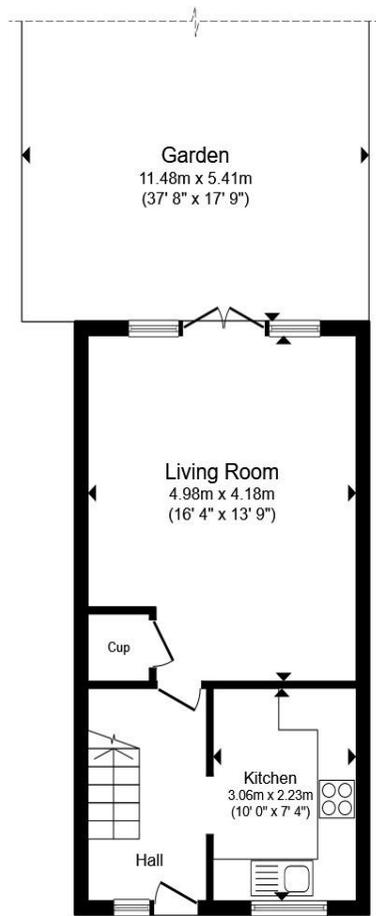
The ground floor includes an entrance hall, a fitted kitchen with a good range of wall/base units and worktop space, and a spacious open-plan living/dining room (approx. 16'4 x 13'9) with double doors opening straight onto the rear patio and garden-ideal for entertaining and summer living.

Upstairs, there are two bedrooms (one generous double and a well-proportioned second room) plus a stylish family bathroom finished with contemporary tiling and a modern suite.

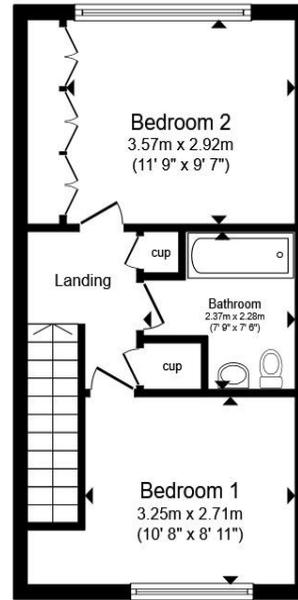
Outside, the rear garden measures approx. 37'8 x 17'9 and is mainly laid to lawn with a patio seating area and enclosed fencing for privacy. To the front, there is off-street parking along with an electric vehicle charging point.

Camborne Road is beautifully positioned being super close to a number of Ofsted outstanding schools, green spaces and local amenities. Perfect for family living! You are also walking distance to Sutton high street and mainline station, making it easy for commuting to central London.





**Ground Floor**



**First Floor**



Total floor area 68.0 m<sup>2</sup> (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Camborne Road, Sutton

- End of terrace house
- Two bedrooms
- Spacious lounge/diner: 4.98m x 4.18m (16'4 x 13'9)
- Modern fitted kitchen:
- Contemporary bathroom suite

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

# £525,000



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Property Ref:  
SUT109126 - 0003

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postcode not the actual property